

Planning \$	10.00
TCP \$	/
Drainage \$	/
SIF\$	/

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

## Public Works and Planning Department

BLDG PERMIT NO.
FILE #

Building Address 451 Santa Clara  
 Parcel No. 2945-233-02941  
 Subdivision Duck Pond Park  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only: City will Demo existing bldg.  
 No. of Existing Units 0 No. Proposed 1  
 Sq. Ft. of Existing 0 Sq. Ft. Proposed 800  
 Sq. Ft. of Lot / Parcel 3.551 28 x 30  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) N/A

### OWNER INFORMATION:

Name City of Grand Junction  
 Address 2549 River Road  
 City / State / Zip GJ CO 81501

### DESCRIPTION OF WORK & INTENDED USE:

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: New Public Esth. Bldg.

### APPLICANT INFORMATION:

Name Tusea II  
 Address P.O. Box 4136  
 City / State / Zip GJ CO. 81501  
 Telephone 245 4071

### \*FOR CHANGE OF USE:

\*Existing Use: Public Bathroom  
 \*Proposed Use: Same  
 Estimated Remodeling Cost \$ 150,000  
~~195,000~~  
 Current Fair Market Value of Structure \$ Improvements  
Land actual \$448,690

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

### THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE CSR Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Landscaping/Screening Required: YES NO  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: \_\_\_\_\_  
 Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_  
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Judith A. Tusea Date 2/11/2008  
 Planning Approval Peter J. Huse Date 2/11/2008

Additional water and/or sewer tap fee(s) are required: YES NO  W/O No.  
 Utility Accounting C. Bousley Date 2/11/08

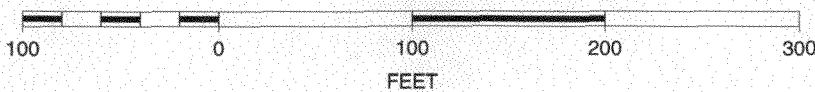
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# City of Grand Junction GIS Zoning Map ©

→ location of new restrooms (REPLACE OLD)



SCALE 1 : 1,174



451 SANTA CLARA AVE  
DUCK POND PARK



ACCEPTED *Judith A. Dean* 2/11/08  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY IDENTIFY EASEMENTS AND PROPERTY LINES.  
[http://gis-web1.ci.grandjunction.co.us/maps6/Zoning\\_Map1.mwf](http://gis-web1.ci.grandjunction.co.us/maps6/Zoning_Map1.mwf)